

Harvard Apartments
Project # : 3008933
Architect : Architecture Associates
Developer : WRP Associates
Planner : Lisa Rutzick



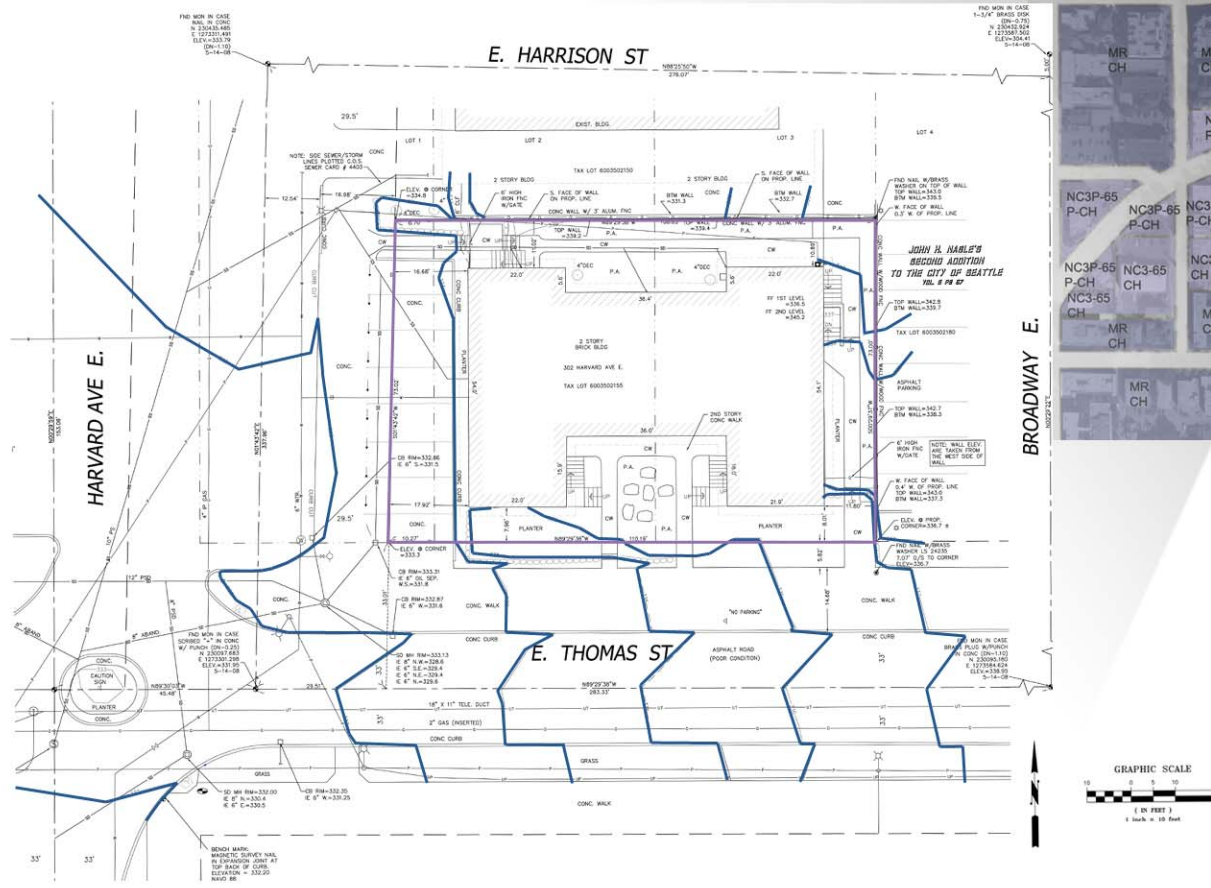
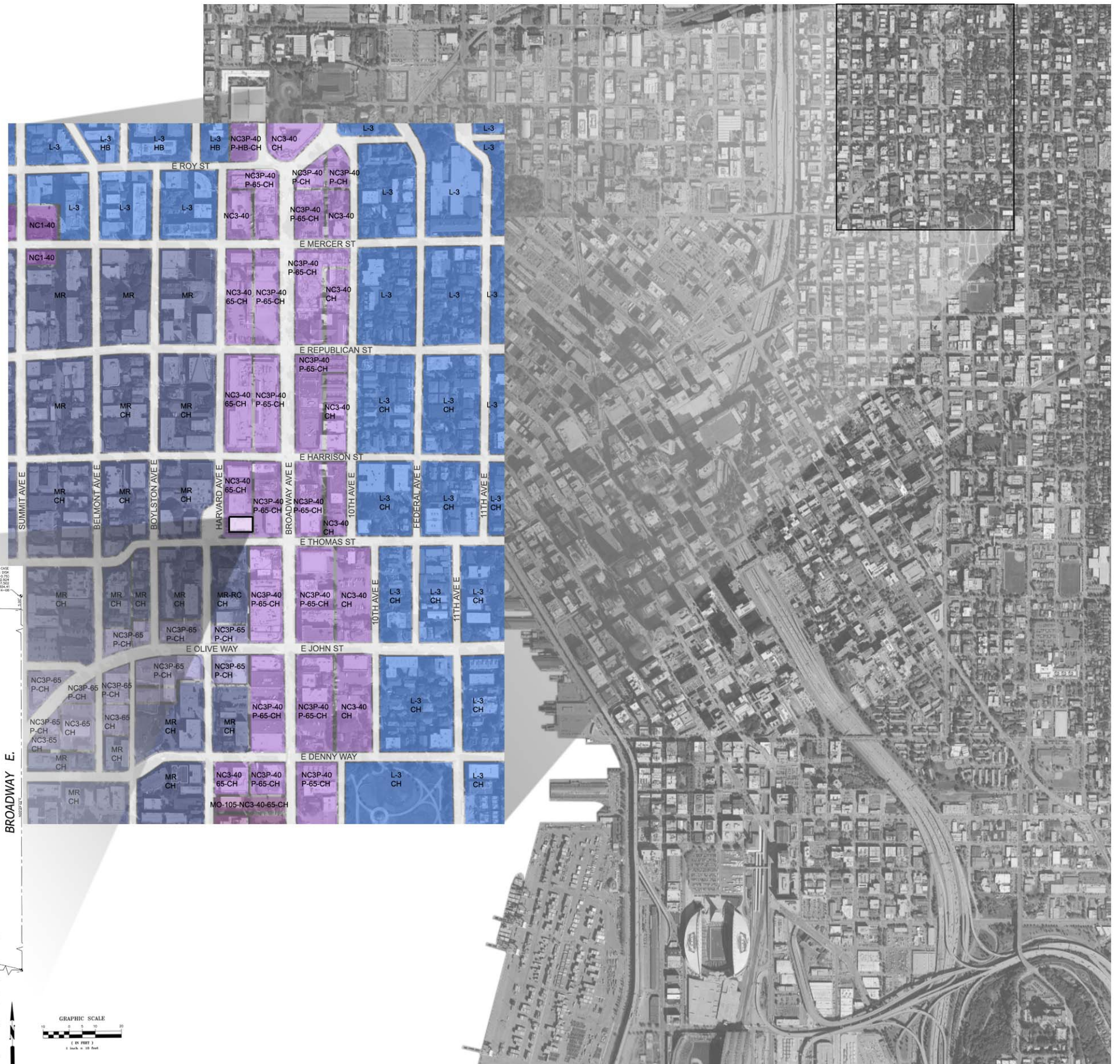
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Development Objective

Unit Count - Approximately 75 Units
Commerical SF - Approximately 3,000 SF
Parking Spaces - Approximately 50
Currently an 11 unit apartment building

Site Analysis

This urban in-fill site is in the heart of Capitol Hill's Broadway Corridor. Increasing density, several universities, and the new transit station create demand for moderate income housing. Views of downtown, location, amenities, and allowable density make this site ideal for the proposed mixed-use development.



Site Analysis



- Pedestrian Traffic
- Pedestrian Overlay Zone
- Sunday Broadway Market



- Parking Access Location
- Bus Stop
- Capitol Hill Transit Hub
- Bus Route



- Street Tree Opportunity
- Existing Landscaping

Tree Survey

There are no significant existing trees on the site. No street trees exist and all vegetation is minimal shrubbery.

A large quantity of space in the ROW provides ample opportunity to plant new street trees and other landscaping.



Design Opportunities

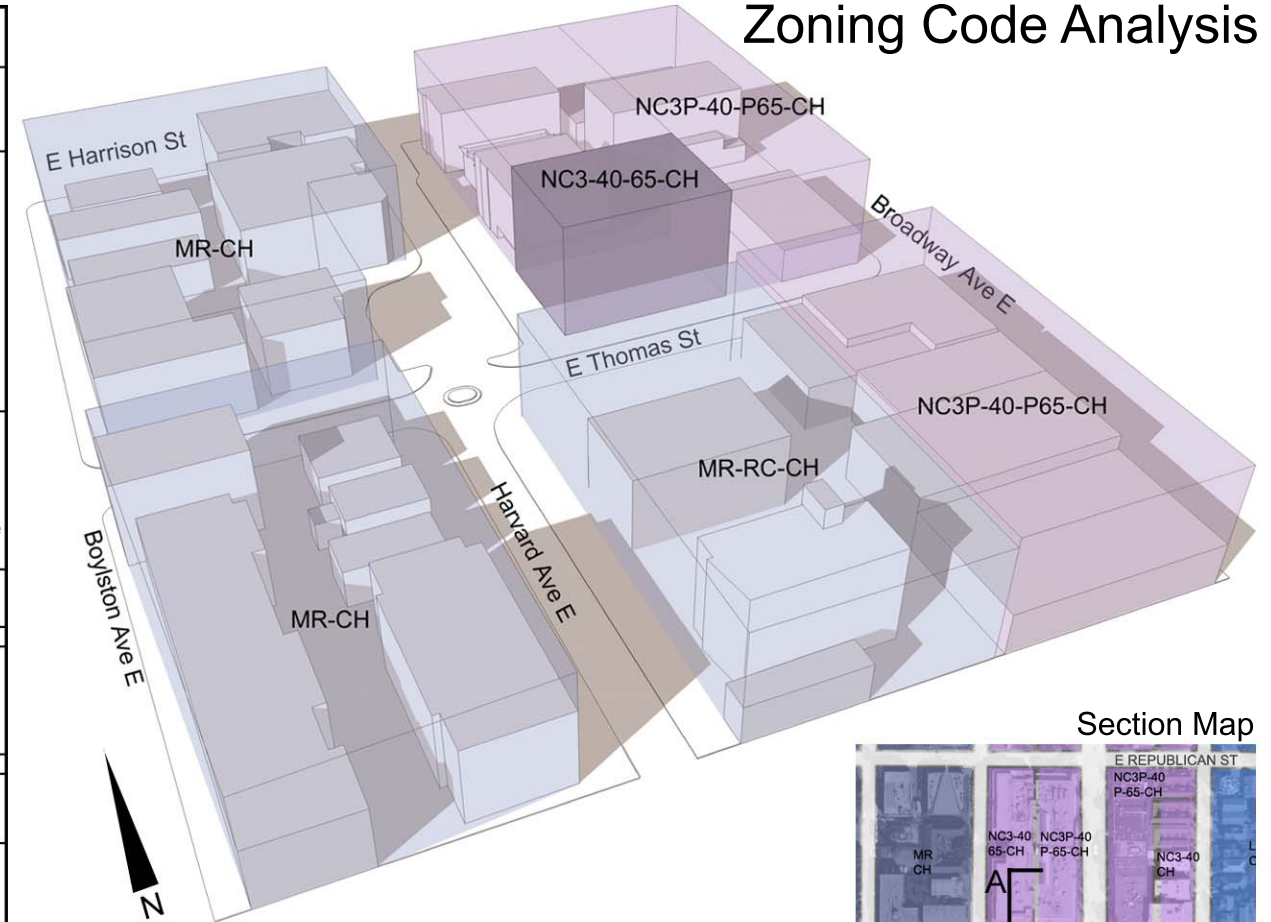
- View
- Density
- Visibility from Broadway Ave E
- Proximity to light rail transit station
- High pedestrian volume
- Parking
- Major educational institutions
- Proximity to downtown

View Map

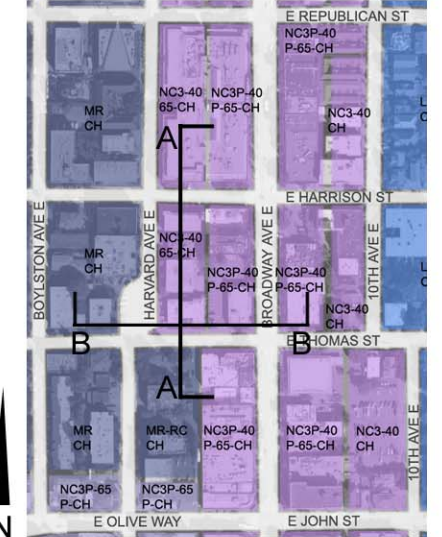


| | | | |
|-----------------------------|--|--|--|
| | NC3-40 65-CH Zone | Capitol Hill Light Rail Station Overlay | Capitol Hill urban center village |
| 23.47A.012.A2 | structure height | "maximum structure height in NC zones with a 40ft limit may be increased to 65ft provided that all portions above 40ft contain only residential uses" | |
| 23.47A.012.D | height exceptions | solar collectors, communication equip, mechanical equip, stair/elevator penthouses, play equipment allowed 15 ft above zone height limit. Combined total coverage of all features may not exceed 20% of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment. | "railings planters, skylights, clerestories, greenhouses, parapets, firewalls may extend as high as 4ft above height limit" - "smokestacks, chimneys, flagpoles, religious symbols are exempt from height controls when 10ft from side/rear lot lines" |
| 23.47A.012.B 23.86.006.D | sloped lot: gain 7.39" | 1ft of height per 6% slope measured from the exterior wall at lower elevation of footprint | "the slope shall be the difference between the existing grade avg elevations of the 2 walls, expressed as a % of the horizontal distance between the 2 walls." |
| 23.47A.013.C chart B | FAR=5.75 for 65' limit in transit overlay area | Gross Floor Area / lot size (7986sf) | 45919.5 sf allowed |
| 23.47A.032 | access to parking | "Access to parking must be from an alley improved to the standards of 23.53.030c" | "If not, access to parking must be from the street with the fewest lineal feet of comm zoned frontage" |
| 23.47A.008.A3 | setbacks | "Street-level-facing facades must be located within 10ft of the street lot line unless other [uses] are provided." | |
| 23.47A.014 | setbacks | Not required for lots not abutting a residential zone. The lot across the street is zoned MR-RC and is not considered an abutting residential zone. | |
| 23.47A.008.B2 | transparency | "60% of the street facing façade between 2-8ft above the sidewalk shall be transparent" | "in the case of live-work units, into display windows that have a minimum 30inch depth" |
| 23.47A.008.B3 | nonresidential use requirements | must extend an average of >30ft from street façade >15ft from street facing façade unless area is >50% of footprint | floor to floor height >= 13 ft |
| 23.47A.016 | Landscaping: | green factor score of 0.30 or greater is required (7986 sf lot) | |
| Director's Rule 6-2009 | Green Factor req. explanation | "SDOT approval is required for landscape elements in the ROW to meet the Green Factor." | |
| 23.47A.029 | waste/recyclable storage | 51-100 units, 200sf minimum, front loading | |

Zoning Code Analysis



Section Map

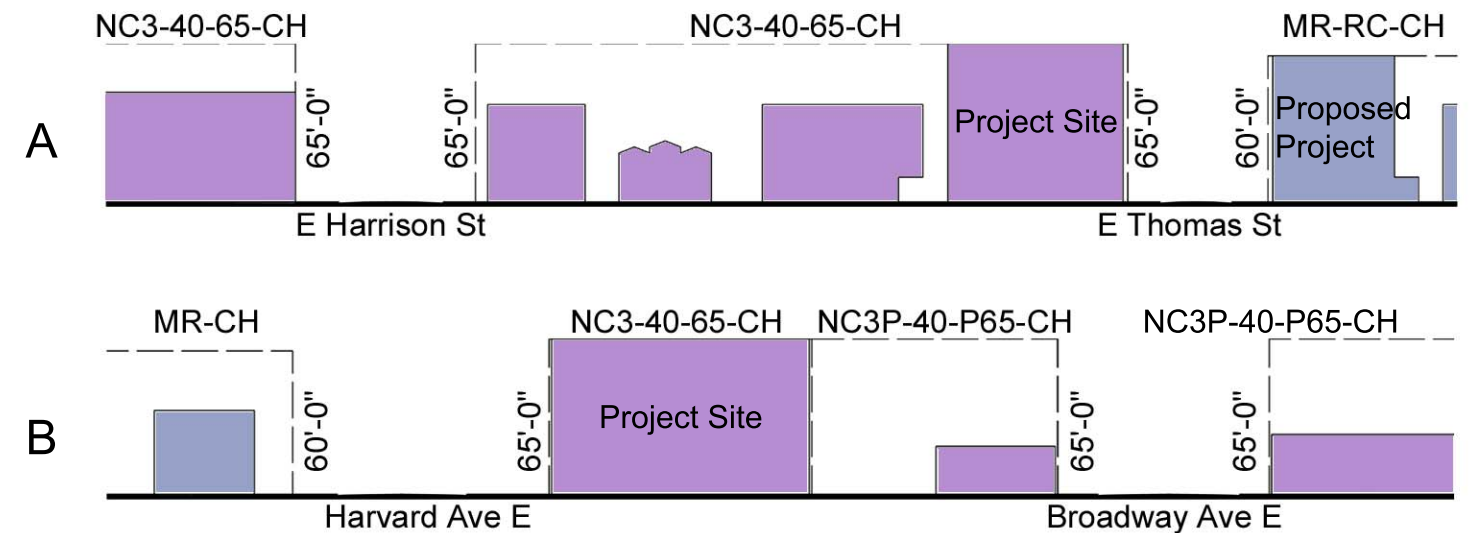


Design Constraints

- Driveway location
- Eventual development of property to the East and North
- Security



Capitol Hill Culture



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EDG Response Notes

A-1 We are currently in design guidance with SDOT and are coming close to 60% approval. We have proposed a significant expansion of the ROW at the SW corner which will provide additional landscaping and a more pleasant pedestrian experience.

A-2 Commercial store-front base extends nearly all the way across the south façade, connection to Broadway's commercial/retail appeal. The store-front turns the SW corner and transitions into a less commercial façade, including green walls and wall mounted public art.

A-4 A Large store-front is now emphasized, and an area has been designated for outdoor seating (please see landscape L-1 drawings.)

A-5 Significant design development since the EDG illustrates an emphasis on the SW corner of the building, diminished scale on the west elevation, and a distinct material palette.

A-8 We have added public art, green walls and landscaping to create a stronger connection to the ground. Bays and cut-out corners speak to the smaller scale of adjacent properties on the west side of our proposed building.

A-10 Massing and material selections now emphasize the SW corner.

B-1 The north side of the property will be set back on the east portion, providing light and open volume to both neighboring sites. A landscaped terrace will soften the effect of the concrete base, and angled bays provide a sense of movement and scale while maintain privacy.

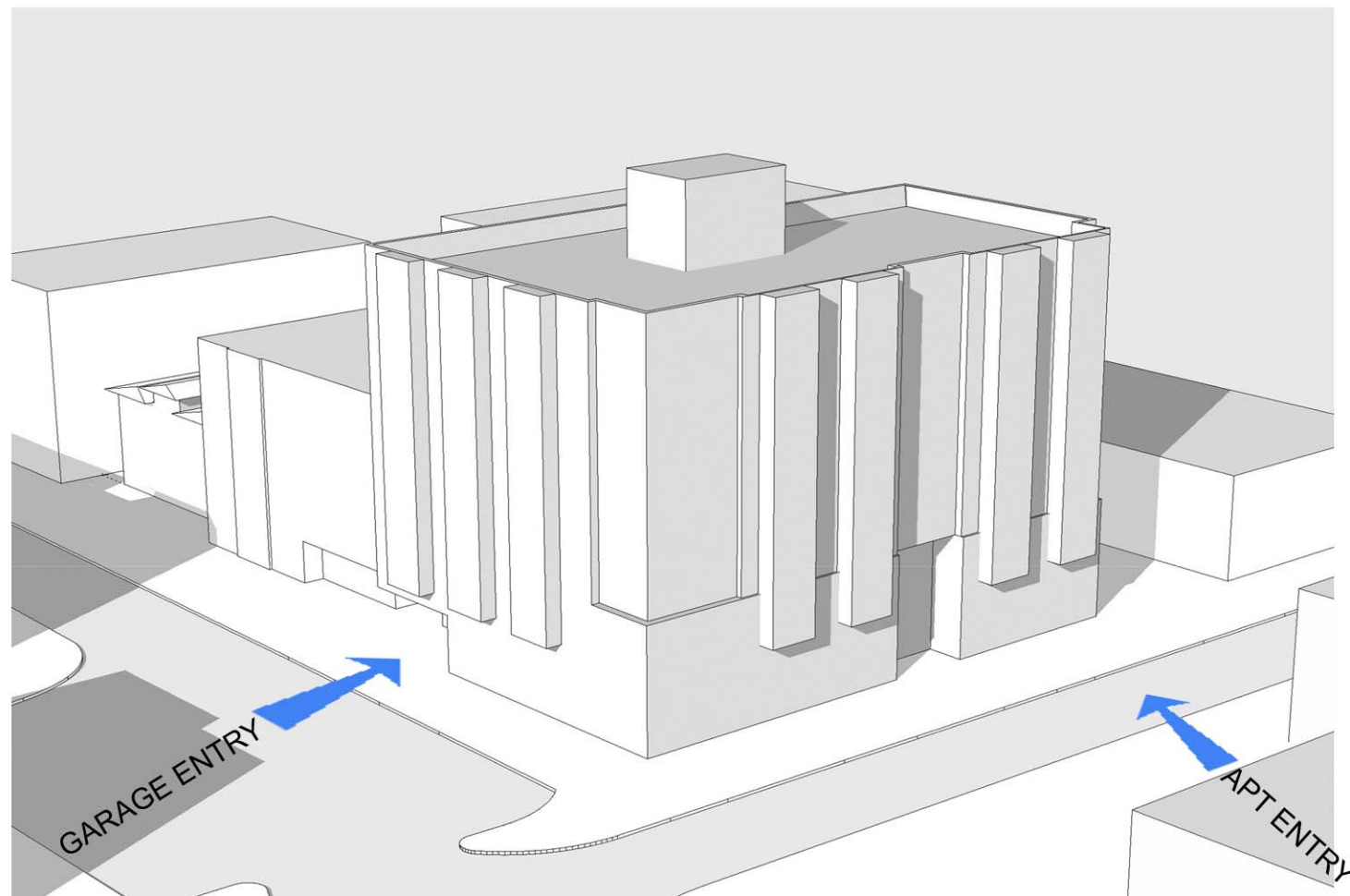
C-2 A redesign of the façade at L-1 and L-2 speak to the urban character of this neighborhood by enhancing and extending the commercial store-front, L-2 terrace adds connection to the street by providing human scale (tenants on terraces, etc) above grade. Space has also been allocated for outdoor seating should commercial tenant so desire. Overhead protection extends nearly the entire façade.

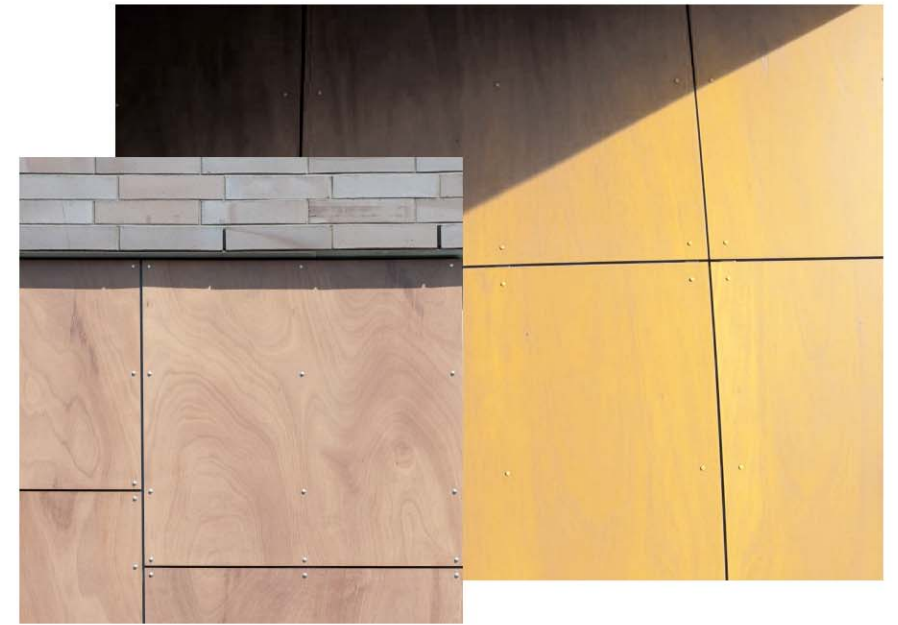
C-4 Please see elevations and material samples.

D-2 We are proposing green walls and have allocated areas for murals and/or flat metal wall mounted sculptures, we are researching local artists and will provide examples at the DG meeting.

D-6 We have added dumpster screening.

E-3 Vertical landscaping is no longer proposed for the north façade. Changes in material and undulation now soften the appearance of the unfenestrated walls.





WEST ELEVATION

CORRUGATED METAL SIDING
COLOR: CHAMPAGNE

PRESTIGE METAL PANELS
COLOR: BROWN

WOOD PANELS
COLOR: BROWN

METAL PANELS
COLOR: WHITE

GREEN WALL

CONCRETE

ART WALL

ART WALL



SOUTH ELEVATION



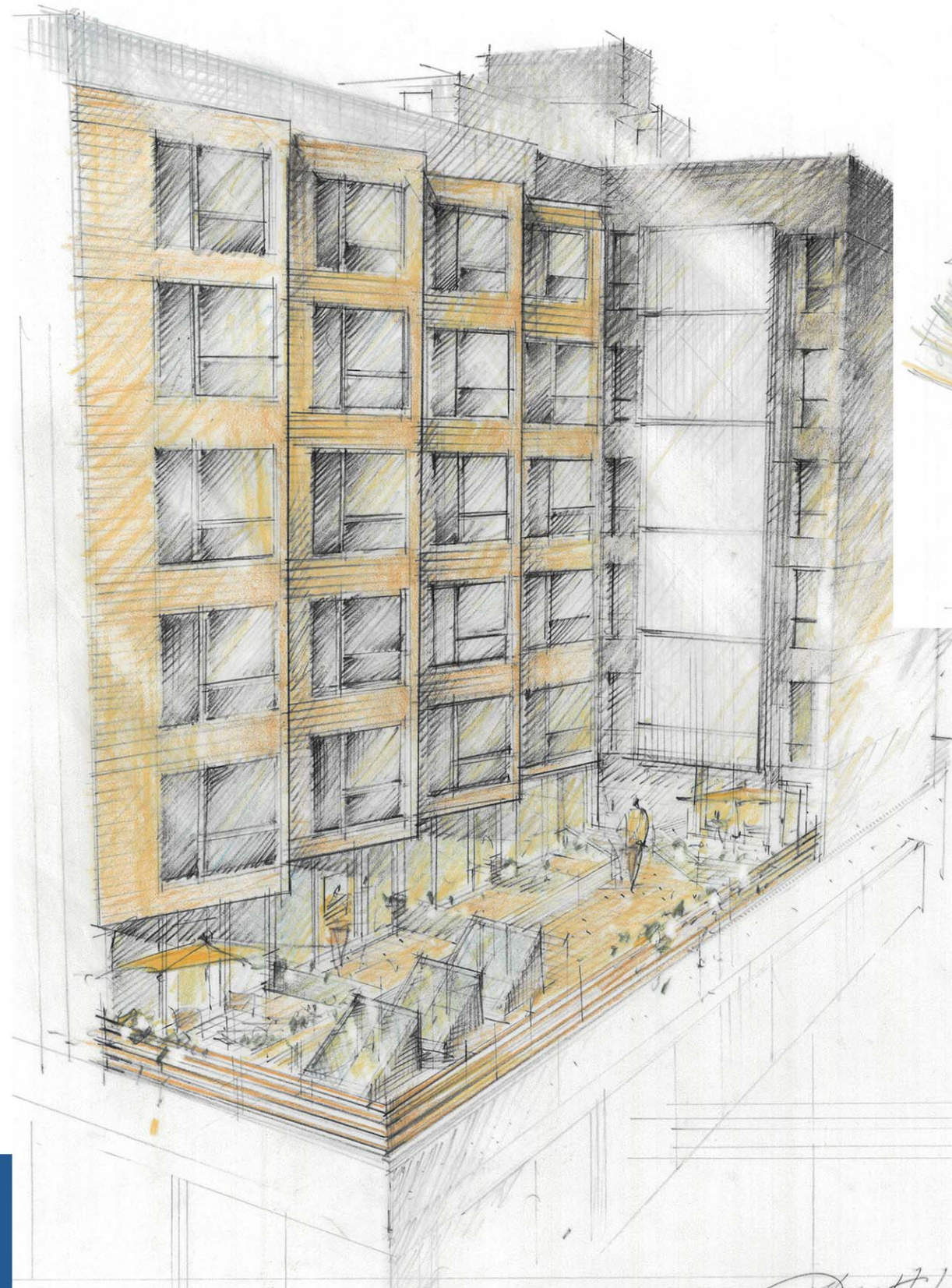
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View from SW Intersection

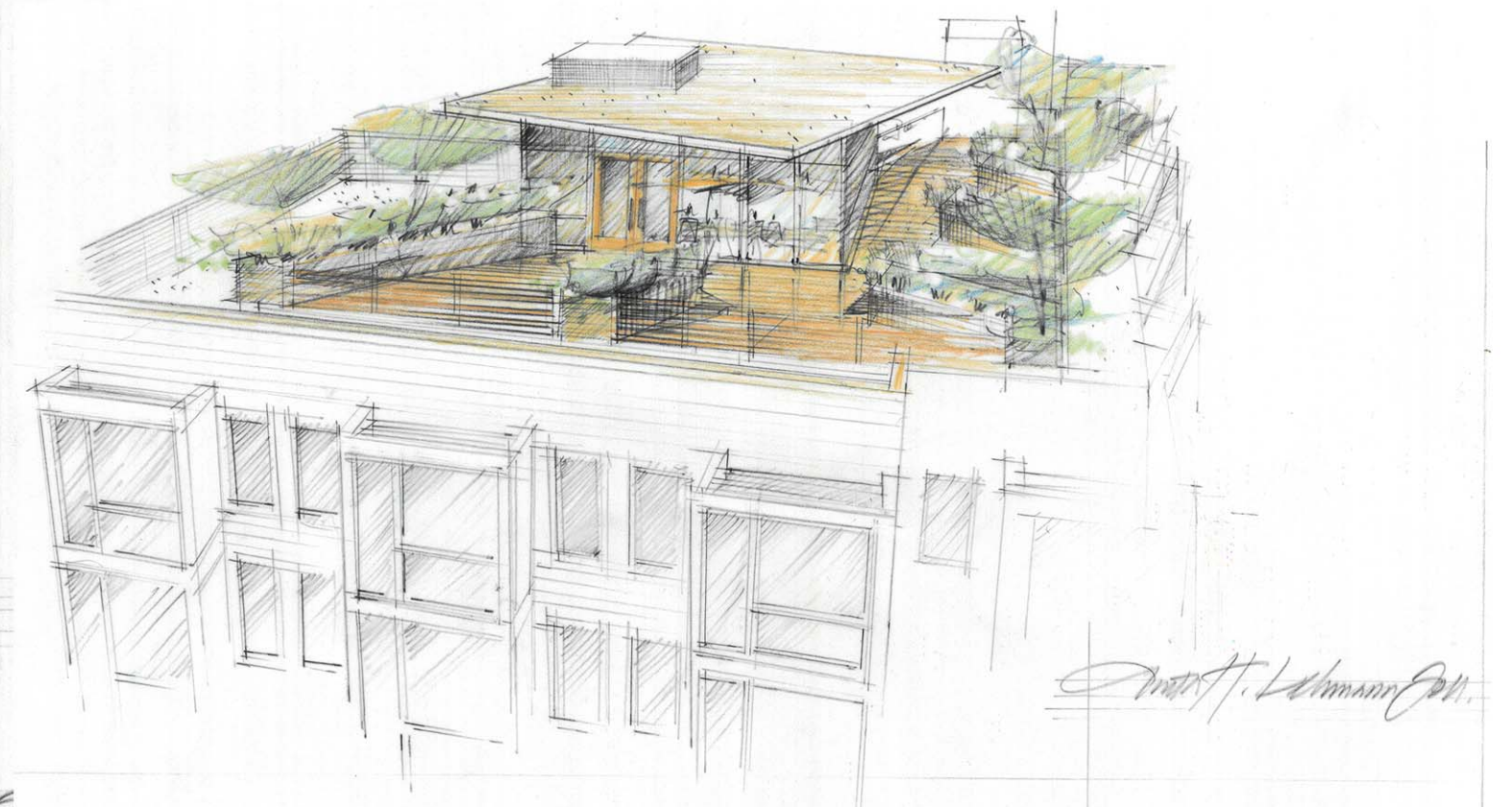




NE Elevation/Terrace



Residential Entry



Roof Deck



Apartment Entry

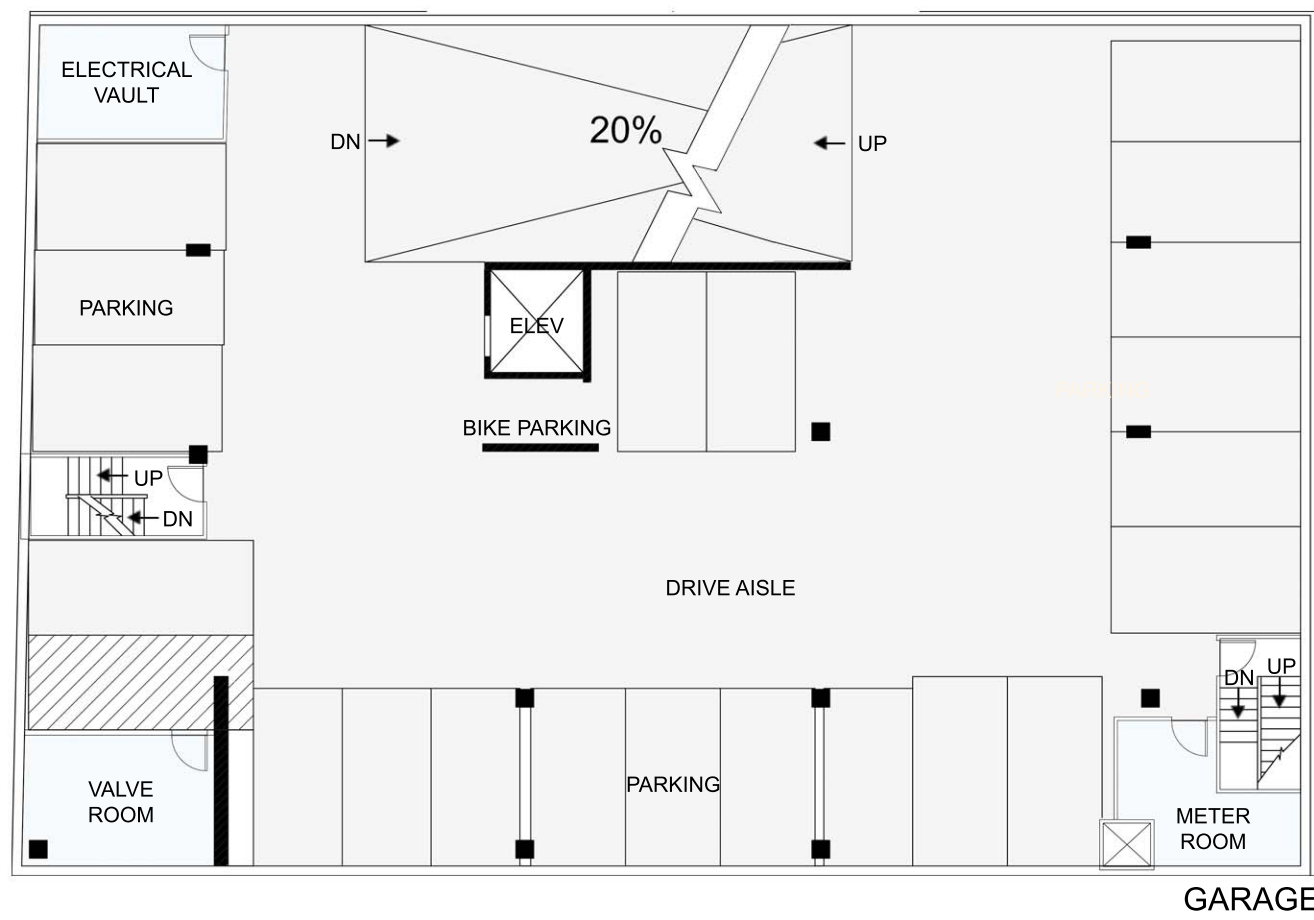
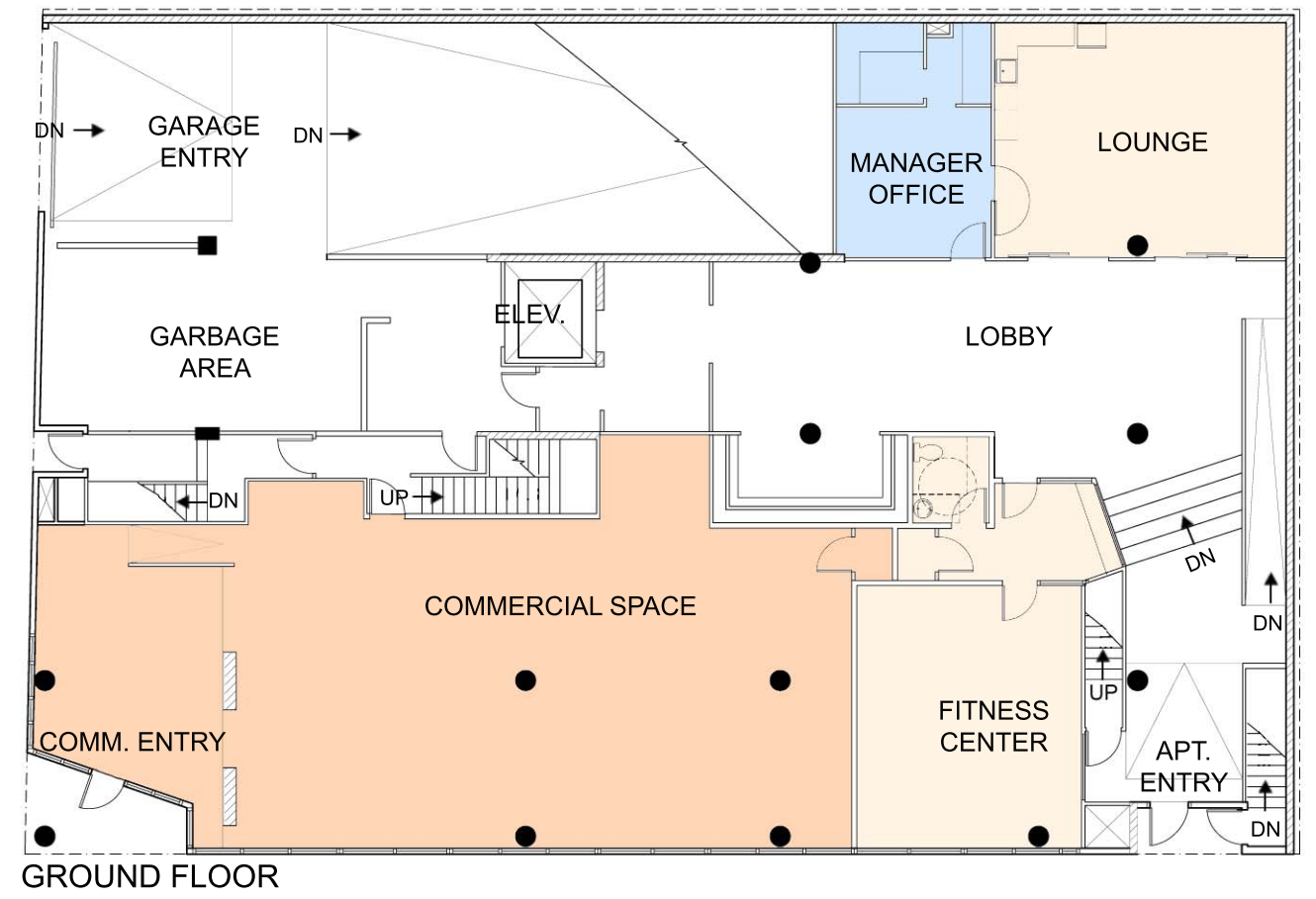
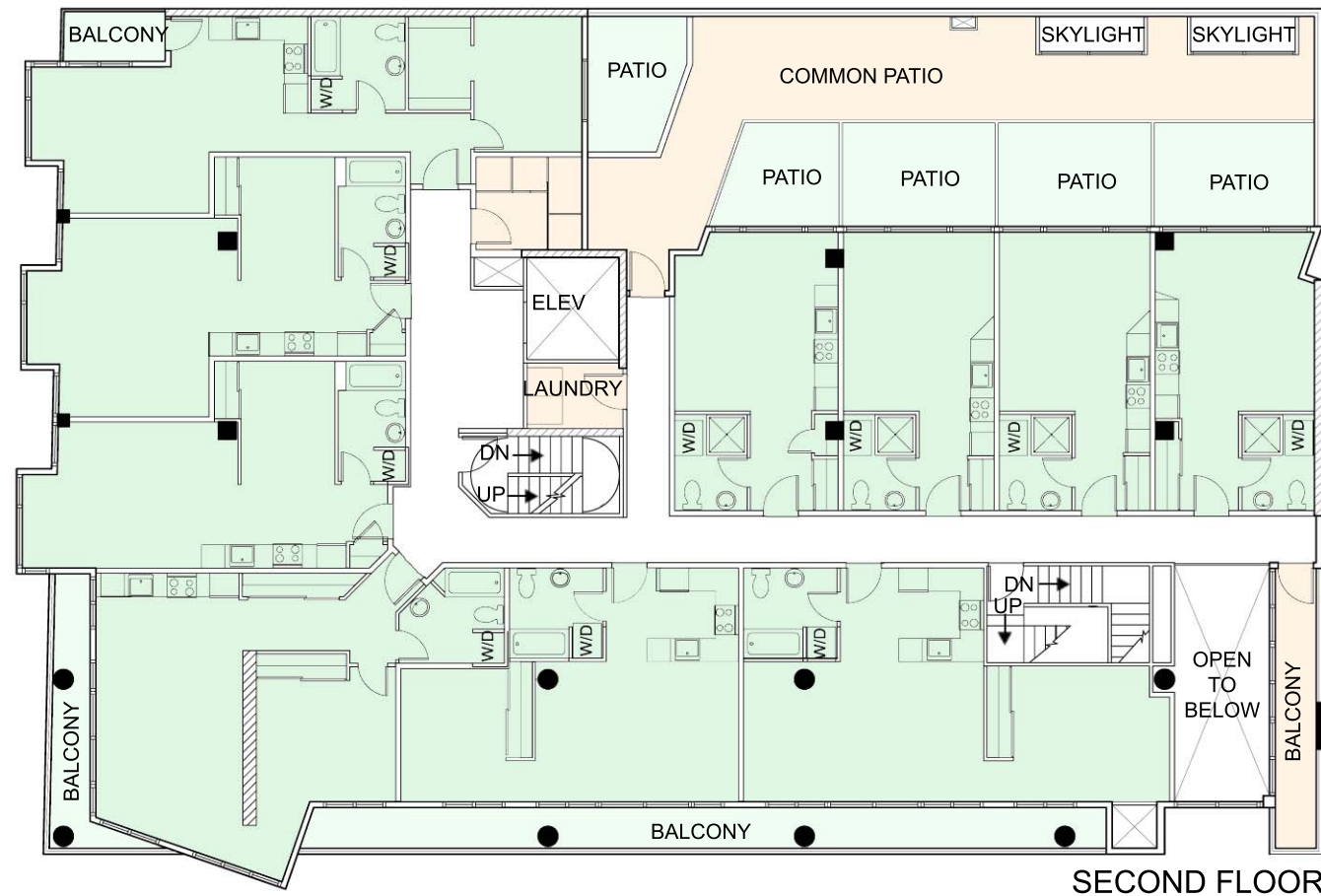


Commercial Entry

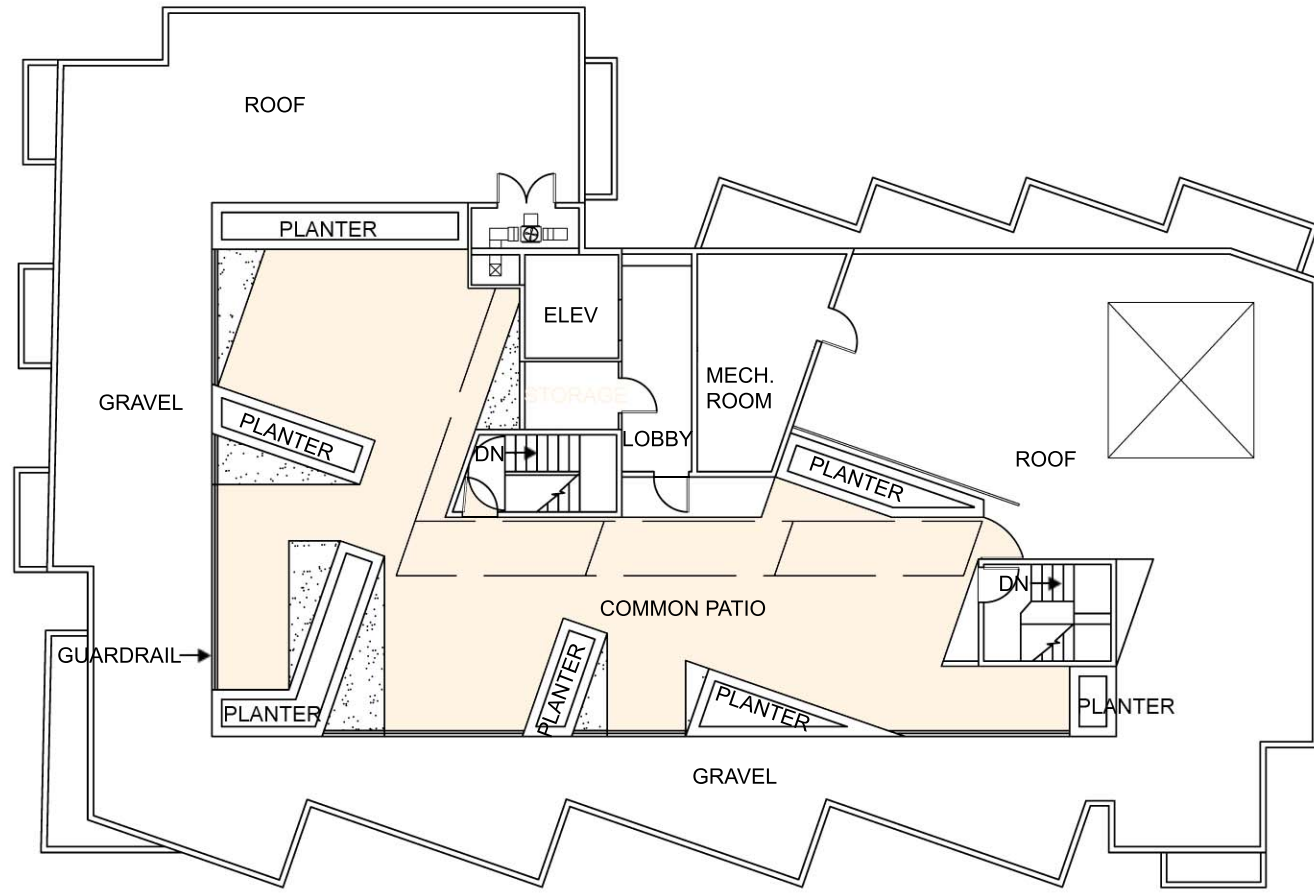


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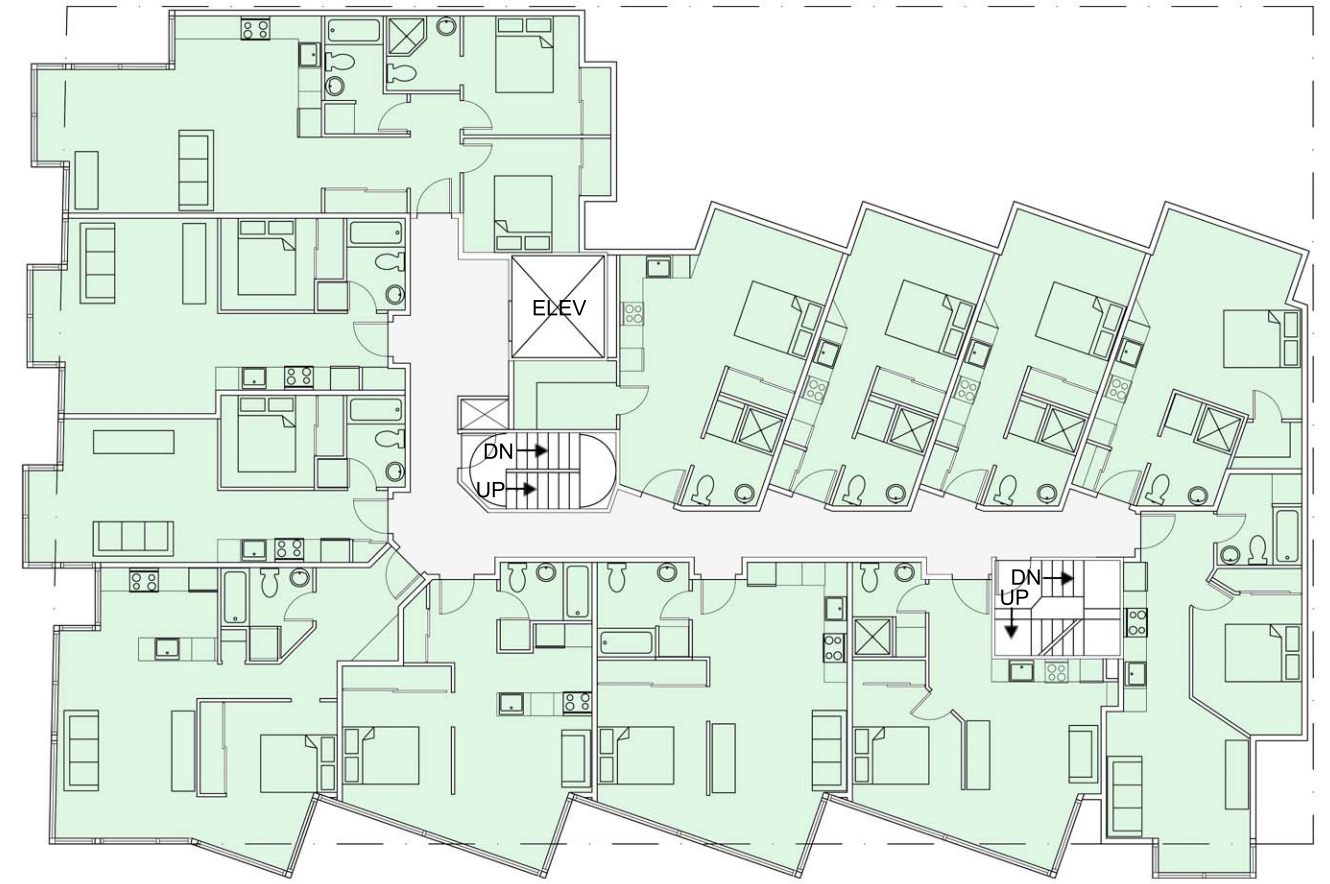
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- DWELLING UNITS
- COMMON AREA
- COMMERCIAL AREA
- MANAGER'S UNIT



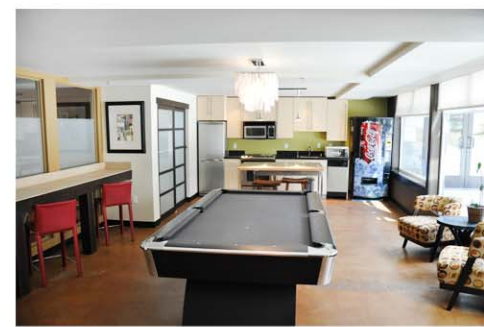
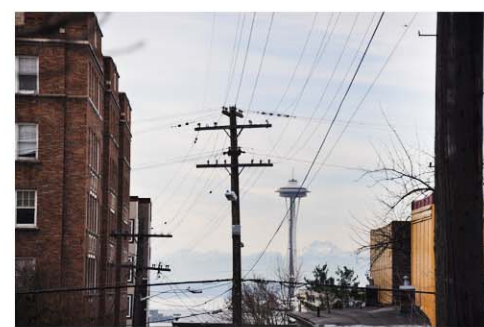
- DWELLING UNIT PATIO
- DWELLING UNITS
- COMMON AREA
- COMMERCIAL AREA
- MANAGER'S UNIT



ROOF



THIRD - SEVENTH FLOORS



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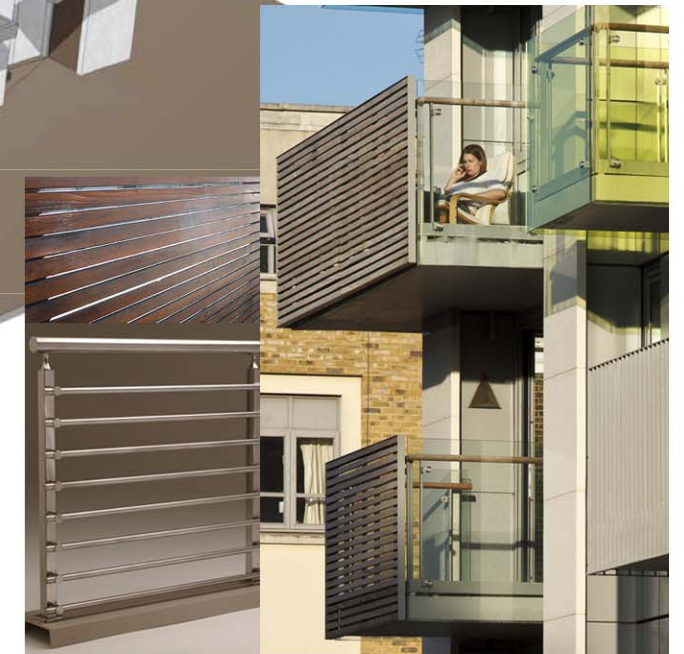
Communal Roof Deck with Panoramic Views of Seattle



Commercial Storefronts with High Transparency and Decorative Marquis



Prominent Apartment Entry Canopy



Decorative Railings and Gates at Balconies and Garden Walls



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Harvard Apartments Sustainability Goals

Built Green:

Participating in the City of Seattle's Built Smart program to ensure that the building uses less energy.

Site:

Previously developed land

Urban infill lot utilizes existing infrastructure

Mixed use development

Location within 1/4 mile of transit and 1/2 mile of stores and services reducing dependence on automobiles

One block from planned light rail stop at Broadway and E. John Street

Energy Conservation:

Automatically controlled compact fluorescent fixtures in common spaces

Energy Star appliances

High efficiency central water heating system

Regionally produced materials

No air conditioning

Electricity metered directly to each unit encourages consumption reduction

Bicycle storage provided in garage

Building materials manufactured within 500 mile radius

Gearless traction energy efficient elevator

Light colored interiors promote natural lighting

Energy Star lighting fixtures

Commercial quality energy efficient windows

Water Conservation:

No grass

Plants that require less irrigation and minimal maintenance

Sub-metered water and sewer in units promotes consumption reduction

Indoor Air Quality:

Exhaust fans are vented to the outside

Large operable windows promote natural ventilation

Low VOC paints and carpets limit toxic chemical off gassing

Reducing Waste:

Materials used with long life cycles

Interior walls constructed with 50% recycled steel studs

Efficient building footprint maximizes density

Stacked floor plans and efficient use of interior spaces reduce the use of materials

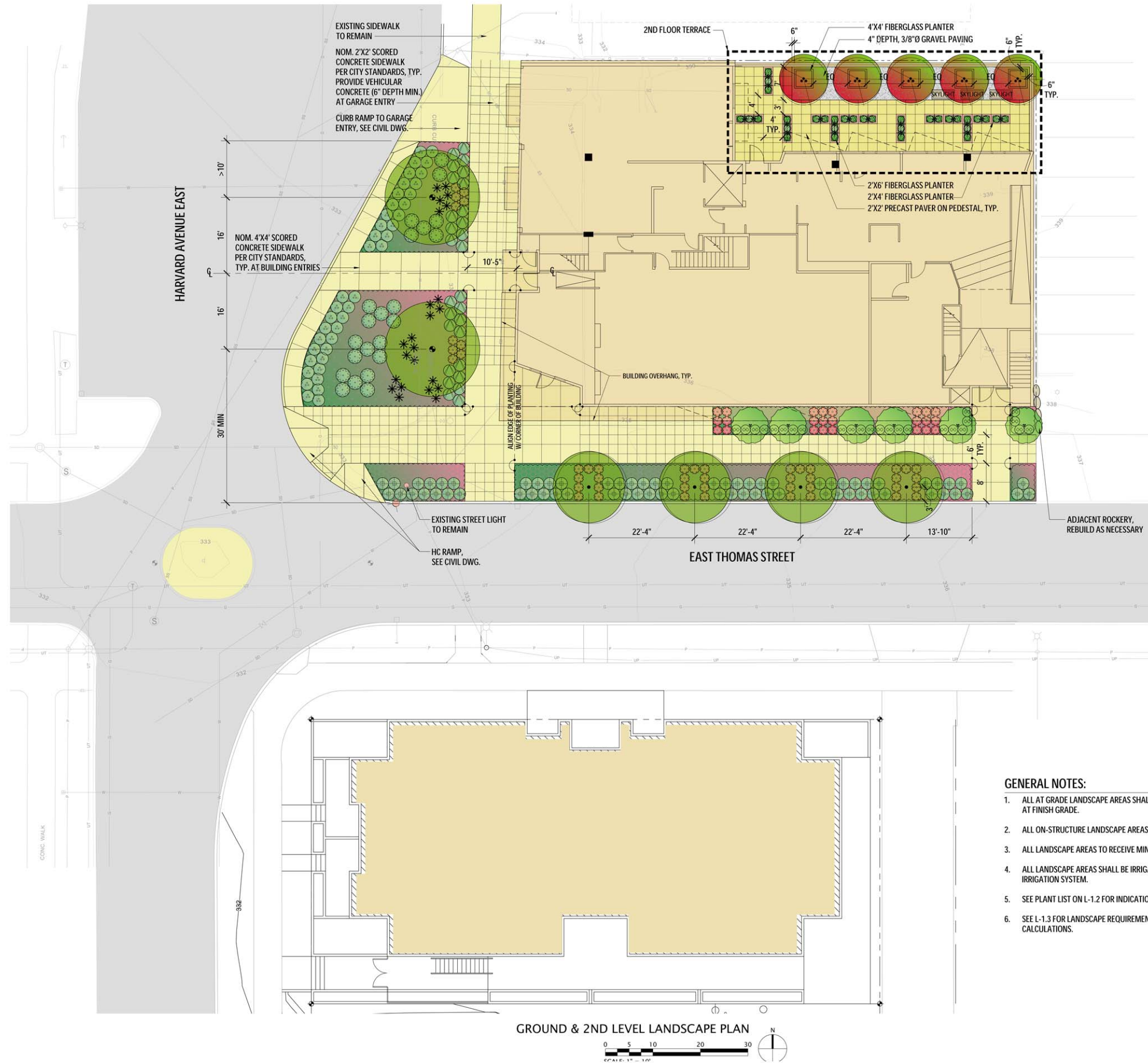
Metal panelized siding with recycled content

VCT flooring with recycled content

P-lam countertops with recycled content

Designated recycling area





landscape architecture

We are continuing to coordinate with SDOT, our civil engineer, and our landscape architect to enhance the public right of way at the north east intersection of Harvard and Thomas. This drawing illustrates the proposed design which significantly increases landscaping and provides an area for potential use as outdoor seating along the south side of the building near the corner entrance.

SDOT has been providing feedback as we have made design changes and we believe we are very close to approval with this design.

Landscaping helps to soften the edges of the building at grade, and at the rear terrace. Also it will provide shade, shelter and interest to the roof top deck.

GENERAL NOTES:

1. ALL AT GRADE LANDSCAPE AREAS SHALL CONTAIN AT LEAST FOUR INCHES OF TOPSOIL AT FINISH GRADE.
2. ALL ON-STRUCTURE LANDSCAPE AREAS SHALL HAVE LIGHT WEIGHT PLANTING SOIL.
3. ALL LANDSCAPE AREAS TO RECEIVE MINIMUM TWO INCHES OF MULCH.
4. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATED, IN-GROUND IRRIGATION SYSTEM.
5. SEE PLANT LIST ON L-1.2 FOR INDICATION OF DROUGHT TOLERANT SPECIES.
6. SEE L-1.3 FOR LANDSCAPE REQUIREMENT SUMMARY AND SEATTLE GREEN FACTOR CALCULATIONS.





BLACK BAMBOO



ICE DANCE SEDGE



SCHOTTLAND TUFTED HAIR GRASS



SHIBATAEA BAMBOO



PRIVET HONEYSUCKLE



BLACK MONDO GRASS



HEAVENLY BAMBOO



WHITE ROCK ROSE



AMBER FLOWER CARPET

ROOF LEVEL LANDSCAPE PLAN



EAST THOMAS STREET



NORTHERN BEAUTY JAPANESE HOLLY



RHEINLAND ASTILBE



LAVELLE HAWTHORN



GREEN JAPANESE MAPLE



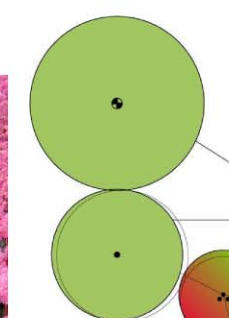
STAR MAGNOLIA



SHIROBANA SPIRAEA



NORWAY MAPLE



PLANT LIST (* INDICATES DROUGHT TOLERANT SPECIES)

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION | SPACING |
|--|---|---|------------|-----------|----------|
| STREET TREES (TO BE REVIEWED BY SDOT ARBORIST, BILL AMES) | | | | | |
| ○ | ACER PLATANOIDES* | NORWAY MAPLE | 2" CAL. | B&B | PER PLAN |
| ○ | CRATAEGUS X LAVALLEI* | LAVALLE HAWTHORN | 2" CAL. | B&B | PER PLAN |
| TREES | | | | | |
| ○ | ACER PALMATUM (GREEN) | JAPANESE MAPLE (GREEN) | 8'-10' HT. | B&B | PER PLAN |
| ○ | MAGNOLIA STELLATA | STAR MAGNOLIA | 4'-6' HT. | B&B | PER PLAN |
| SHRUBS, PERENNIALS, GRASS AND FERNS | | | | | |
| ● | ASTILBE X ARENDSII 'RHEINLAND' | 'RHEINLAND' ASTILBE | 1 GAL. | CONT. | PER PLAN |
| ● | CAREX MORROWII 'ICE DANCE' | 'ICE DANCE' SEDGE | 1 GAL. | CONT. | 18" O.C. |
| ● | CISTUS X HYBRIDUS* | WHITE ROCK ROSE | 5 GAL. | CONT. | 30" O.C. |
| ● | ILEX CRENATA 'NORTHERN BEAUTY'* | 'NORTHERN BEAUTY' JAPANESE HOLLY | 2 GAL. | CONT. | 24" O.C. |
| ● | LONICERA PILEATA* | PRIVET HONEYSUCKLE | 2 GAL. | CONT. | 30" O.C. |
| ● | NANDINA DOMESTICA 'PLUM PASSION'* | 'PLUM PASSION' HEAVENLY-BAMBOO | 2 GAL. | CONT. | PER PLAN |
| ● | PHYLLOSTACHYS NIGRA | BLACK BAMBOO | 5 GAL. | CONT. | PER PLAN |
| ● | SHIBATAEA KUMASACA | SHIBATAEA BAMBOO | 5 GAL. | CONT. | PER PLAN |
| ● | SPIRAEA JAPONICA 'SHIROBANA' | 'SHIROBANA' SPIRAEA | 1 GAL. | CONT. | 24" O.C. |
| GROUND COVERS | | | | | |
| ■ | OPHIOPOGON PLANISCAPUS 'NIGRESCENS' | BLACK MONDO GRASS | 1 GAL. | CONT. | 18" O.C. |
| ■ | ROSA 'AMBER FLOWER CARPET' UNDERPLANT W/ FRAGARIA CHILOENSIS* | 'AMBER FLOWER CARPET' ROSE BEACH STRAWBERRY | 1 GAL. | CONT. | 24" O.C. |
| ■ | DESCHAMPSIA CAESPITOSA 'SCHOTTLAND' | 'SCHOTTLAND' TUFTED HAIR GRASS | 1 GAL. | CONT. | 24" O.C. |



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Requested Departures

Transparency SMC 23.47A.008.2

Requirement: 60% of the street facing facade 2' and 8' above the sidewalk shall be transparent.

Request: 49% of the west facade is transparent (including the garage door). The non-transparent walls are necessary structural shear walls.

Board Response: New Request.

Sight Triangle SMC 23.54.030.G

Requirement: 15' sight triangle at garage exit

Request: Eliminate sight triangle

Board Response: Board supportive of adjustment to sight triangle requirements provided that other measures, such as mirrors and traffic indicators are used to promote pedestrian safety.

Resolutions

Solution: In an attempt to respond to the intent of the code in providing a dynamic pedestrian experience we propose to cover the shear walls with alternating foliage and art. (see rendering below)

Solution: A 15' sight triangle is not provided. Mirrors and traffic indicators will be utilized to increase pedestrian safety. The North neighbor's driveway abuts the North property line and allows for an existing unobstructed view at the proposed garage entry. (see diagram below)



West elevation at Street Level

